

Exhibit B

BOND SCHOENECK & KING

600 Third Avenue, 22nd Floor, New York, NY 10016-1915
225 Old Country Road, Melville, New York, NY 11747

Edward J. LoBello
elobello@bsk.com
NYC: 646.253.2396
Melville: 631.761.0841

May 29, 2024

VIA FEDERAL EXPRESS

Ms. Kimberly Patricia Owen
600 Linkhorn Drive
Virginia Beach, Virginia 23451

Re: Prime Capital Ventures, LLC
United States Bankruptcy Court
Northern District of New York
Case No. 24-10531

Dear Ms. Owen:

We are bankruptcy counsel for Prime Capital Ventures, LLC ("Prime"). Prime has filed a Chapter 11 petition for reorganization in the United States Bankruptcy Court for the Northern District of New York. Prime is the owner of 600 Linkhorn Drive, Virginia Beach, Virginia (the "Premises").

As such, Prime hereby requests that you vacate the Premises within thirty (30) days of the date hereof, and turn over to Prime all keys and security codes to the Premises. Please confirm that you will do so.

Further, please advise when Prime may be provided early access to the Premises in order to inspect its physical condition and inventory any of Prime's property. Thank you for your attention to this matter.

Very truly yours,

s/Edward J. LoBello

Edward J. LoBello

cc: Prime Capital Ventures, LLC

5/29/24, 4:19 PM

Exhibit B - Notice to Vacate Page 3 of 7

ORIGIN ID: ZMVA (631) 761-0841
 EDWARD J LOBELLO ESQ
 BOND, SCHONECK & KING, PLLC
 225 OLD COUNTRY ROAD
 MELVILLE, NY 11747
 UNITED STATES US

SHIP DATE: 29MAY24
 ACTWGT: 1.00LB
 CAD: 255642934/NET 4730

BILL SENDER

TO MS. KIMBERLY PATRICIA OWEN

600 LINKHORN DRIVE

VIRGINIA BEACH VA 23451

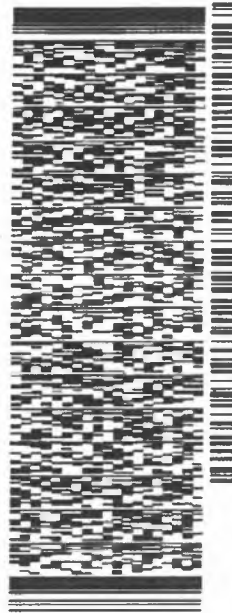
(631) 761-0800

REF: 451072

PO:

DEPT:

583J4/C458/9AE3

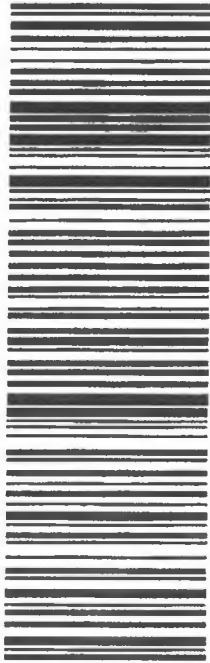


TRK#
 0201 7766 0820 7137

THU - 30 MAY 8:30A
 FIRST OVERNIGHT

X1NTUA

23451
 VA-US ORF

**After printing this label:**

1. Use the 'Print' button on this page to print your label to your laser or inkjet printer.
2. Fold the printed page along the horizontal line.
3. Place label in shipping pouch and affix it to your shipment so that the barcode portion of the label can be read and scanned.

Warning: Use only the printed original label for shipping. Using a photocopy of this label for shipping purposes is fraudulent and could result in additional billing charges, along with the cancellation of your FedEx account number. Use of this system constitutes your agreement to the service conditions in the current FedEx Service Guide, available on fedex.com. FedEx will not be responsible for any claim in excess of \$100 per package, whether the result of loss, damage, delay, non-delivery, misdelivery, or misinformation, unless you declare a higher value, pay an additional charge, document your actual loss and file a timely claim. Limitations found in the current FedEx Service Guide apply. Your right to recover from FedEx for any loss, including intrinsic value of the package, loss of sales, income interest, profit, attorney's fees, costs, and other forms of damage whether direct, incidental, consequential, or special is limited to the greater of \$100 or the authorized declared value. Recovery cannot exceed actual documented loss. Maximum for items of extraordinary value is \$1,000, e.g. jewelry, precious metals, negotiable instruments and other items listed in our Service Guide. Written claims must be filed within strict time limits, see current FedEx Service Guide.

Blackton, Anna

From: TrackingUpdates@fedex.com
Sent: Thursday, May 30, 2024 8:02 AM
To: Blackton, Anna
Subject: FedEx Shipment 776608207137: Your package has been delivered
Attachments: DeliveryPicture.jpeg

External Email: Use caution before clicking links or opening attachments.

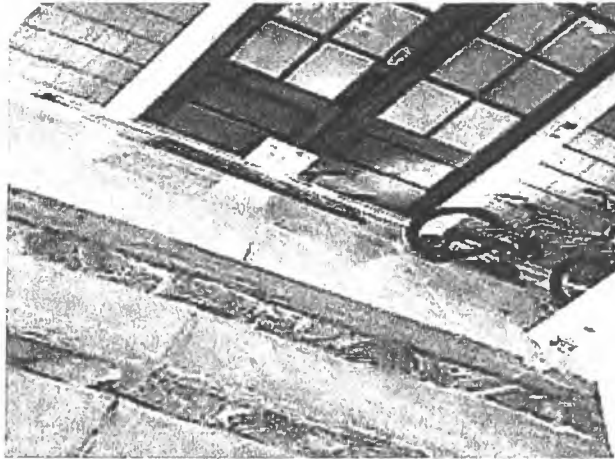
x

Hi. Your package was
delivered Thu, 05/30/2024 at
7:55am.



Delivered to 600 LINKHORN DR, VIRGINIA BEACH, VA 23451

OBTAIN PROOF OF DELIVERY



Delivery picture not showing? [View in browser.](#)

How was your delivery ?



TRACKING NUMBER 776608207137

FROM Bond, Schoeneck & King, PLLC
225 Old Country Road
MELVILLE, NY, US, 11747

TO Ms. Kimberly Patricia Owen
600 Linkhorn Drive
VIRGINIA BEACH, VA, US, 23451

REFERENCE 451072

SHIPPER REFERENCE 451072

SHIP DATE Wed 5/29/2024 05:55 PM

DELIVERED TO Residence

PACKAGING TYPE FedEx Envelope

ORIGIN MELVILLE, NY, US, 11747

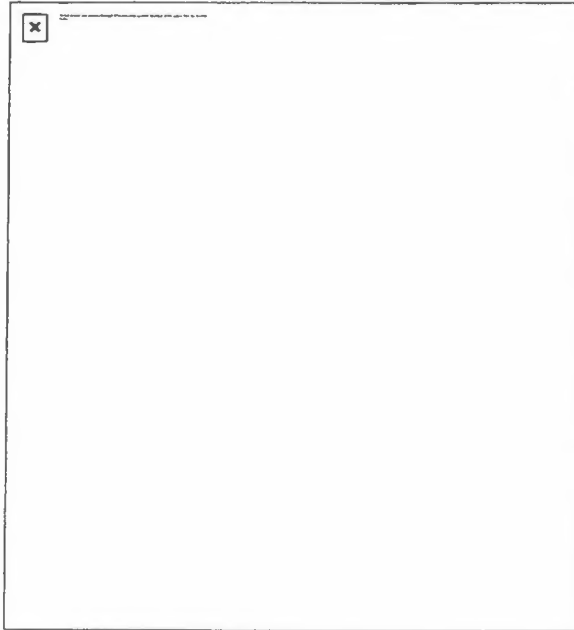
DESTINATION VIRGINIA BEACH, VA, US, 23451

SPECIAL HANDLING Deliver Weekday
Residential Delivery

NUMBER OF PIECES 1

TOTAL SHIPMENT WEIGHT 0.50 LB

SERVICE TYPE FedEx First Overnight




**Absolutely, positively
committed to you**

Every delivery deserves extra care.
Even if it means one of our drivers
takes on the role of ringbearer for a
customer's wedding. We'll work to
make your next delivery special too.

WATCH FEDEX IN ACTION

FOLLOW FEDEX



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All weights are estimated.

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Standard transit is the date and time the package is scheduled to be delivered by, based on the selected service, destination and ship date. Limitations and exceptions may apply. Please see the FedEx Service Guide for terms and conditions of service, including the FedEx Money-Back Guarantee, or contact your FedEx Customer Support representative.



May 30, 2024

Dear Customer,

The following is the proof-of-delivery for tracking number: 776608207137

Delivery Information:

Status:	Delivered	Delivered To:	Residence
Signed for by:	Signature not required	Delivery Location:	
Service type:	FedEx First Overnight		
Special Handling:	Deliver Weekday; Residential Delivery		VIRGINIA BEACH, VA,
		Delivery date:	May 30, 2024 07:55

Shipping Information:

Tracking number:	776608207137	Ship Date:	May 29, 2024
		Weight:	0.5 LB/0.23 KG
Recipient:		Shipper:	
VIRGINIA BEACH, VA, US,		MELVILLE, NY, US,	

Reference 451072

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